



Greater Wilshire Neighborhood Council Land Use Committee
September 28, 2010
MINUTES
Approved by the Committee 10/26/10

1. Call to Order

A duly noticed meeting of the Land Use Committee of the Greater Wilshire Neighborhood Council (“GWNC”) was held on Tuesday, September 28, 2010, at Wilshire United Methodist Church, Assembly Room, 4350 Wilshire Blvd. Chairman James Wolf called the meeting to order at 6:40 p. m.

2. Roll Call and Approval of the Minutes

Secretary Elizabeth Fuller called the roll. Land Use Committee Members in attendance at the roll call were: Elizabeth Fuller, Karen Gilman, Rudy Gintel, Dick Herman and James Wolf. Committee Members Patricia Carroll, Cindy Chvatal, Patty Lombard, Caroline Moser, Fred Pickel and Ben Rosenberg were absent. Mike Genewick, John Gresham and John Kaliski arrived later.

Five of the 14 Committee Members were present at roll call. A quorum is eight, so the Board could not take binding votes at this time. Mr. Wolf explained that the Committee can gather information, but can’t vote without a quorum. Also attending: 17 Stakeholders and guests.

Ms. Fuller distributed copies of the August 24, 2010 Land Use Committee Meeting Minutes. The following corrections were requested:

Page one, Item #2: “15” should read “14”.

Page two, Item #4) d): “devloper” should read “developer” and “structured” should read “structures” [also, “proerty” should read “property”].

Mr. Wolf noted that no Minutes approval vote was taken at this time because there was not a quorum of voting Members present.

[The following vote was taken after Item #4) A) and a quorum was present.]

MOTION (by Mr. Wolf, seconded by Mr. Gresham): The GWNC Land Use Committee approves the Minutes of the August 24, 2010 Land Use Committee Meeting as corrected.

MOTION PASSED without any objections.

3. Review of Recent Notifications for Possibility of Further Study/Action (GWNC Mail & Early Notification Reports).

Ms. Fuller distributed and reviewed the “09/28/10 Early Planning Report Summaries for GWNC Area.” Ms. Gilman asked for clarification as to whether the 5417 Melrose item is Osteria Mamma. Osteria contact Lee Rabun says he knows nothing about 5417 and should not be listed as its contact. 4714 W 8th St. was the other item flagged for further review.

4. Old Business

A. Eastern Presbyterian Church Renovations - 4270 W. 6th St. (Kiyoshi Graves).

Mr. Graves, representing the Church, presented a CUP/ZV/SPE Permit Application; a drawing and diagrams; a diagram and photos; a “Code Study”; and a “Parking Study” for the project. “Certificate of Appropriateness” and Design Review Board (DRB) documents have been submitted. A Building and Safety Department Plan Check has been completed. A Certificate of Occupancy was received in 1974. The CUP is needed for having a church in a Residential zone. Lots “will be tied” together. They want to create 216 subterranean and ground-level parking spaces; there’re currently less than 200. They’re getting swatches and other materials to present to the HPOZ.

[Committee Member John Kaliski arrived at this time.]

Mr. Graves continued that they’ve requested setback and density relief “for Church employees, not for [other] residences.” The Zoning Variance was requested to allow use of the roof as open space. Relief was also requested regarding internal setbacks. Mr. Wolf described neighborhood groups’ project review status. Mr. Graves added that they’ve proposed “a five foot [street] widening along Bronson.” Mr. Wolf and Mr. Kaliski requested that project representatives bring more clearly illustrative diagrams. There was discussion regarding Park Mile and City building height limits. Ms. Gilman indicated that the documents were presented as part of a discussion, not as final facts. Mr. Wolf was concerned that drivers may “race” down the street until “they come to a choke point, creating a tremendous safety hazard.” Mr. Kaliski was concerned with ensuring that “high-quality windows” be installed; the [undesired] use of brick to give the appearance of buildings connectivity; the openness of the parking garage to the street; and more.

[Committee Member Mike Genewick arrived at this time.]

Mr. Wolf encouraged a “joint session” of the [Land Use Committee], HPOZ group and Park Mile Specific Plan DRB. He clarified that the HPOZ group and the DRB are “advisory” to the City Director of Planning; the GWNC is “advisory” to City Hall. Mr. Kaliski was concerned regarding the authority and jurisdiction of the three bodies. Mr. Wolf agreed that “the unequal standing of the three bodies precludes the [Committee] from participating in the forum.” He described possible meeting opportunities for the Applicant. Ms. Fuller reminded that the GWNC has to “guard against private . . . and serial meetings . . . Communications should be purely informational . . . Any Stakeholder discussion has to happen at the open session” [Land Use Committee Meeting].

[Committee Member John Gresham arrived at this time. Now a quorum of eight Committee Members was present, so the Board could take binding votes. [See Item #2.]]

B. Al's Liquors CUP Revisions Update - 5550 Melrose (Charlie D'Atri, Peggy Trento).

Peggy Trento, representing Al's Liquors, said that they met with the Larchmont Village Neighborhood Association (LVNA). Charles D'Atri, LVNA President, described desired project mitigations including trash disposal, graffiti removal, improved lighting, removal of the pay phone and better security; he'll distribute a letter regarding same. Ms. Trento described some project history; it relates to a 1991 CUP. They're requesting operating hours of 6:00 a.m. – 2:00 a.m. every day, the same as the ABC License; they'll probably open slightly later and close slightly earlier. Alcoholic beverages will not be more than 30% of total sales. She described their mitigation efforts and plans. They're working to remove the pay phone; there was discussion regarding whether the applicant can do this. They're requesting relief from the weekend security guard condition, which Mr. D'Atri indicated is less of a concern to the LVNA and added that "we appreciate the efforts they've made." The Hearing date will be October 4th at City Hall. Both parties stated that they expect to be able to come to an agreement acceptable to all groups involved in the discussion, so the Land Use Committee will send the letter of support voted at its last meeting.

C. Los Angeles City Design Guidelines & Public Review Process (John Kaliski).

[This Agenda Item was addressed after Item #4) E.] Mr. Kaliski reported that he discussed the Guidelines with City Planning staff. At this Meeting, he described reasons for and types of Guidelines revisions and his recommendations to Planning. He noted that the Guidelines "are not standards, they're guidelines." The Guidelines acknowledge that overlay Zones, etc. need to be followed. Stakeholder Lucille Saunders of the Mid-City West NC and the La Brea - Willoughby Coalition was concerned that the Negative Declaration was released before the Guidelines were released and that not enough Public Comment time was given. She and Mr. Kaliski clarified that the Guidelines are separate from Code Enforcement. There was extensive discussion regarding facilitating better design.

MOTION (by Mr. Kaliski, seconded by Mr. Gresham): The Land Use Committee recommends that the GWNC Board send a representative to the October 14th Planning Commission Meeting to support Planning Department efforts to develop Citywide Design Guidelines and to request a minimum six-month period for the Department to solicit and receive feedback that would allow for the substantive improvement and tailoring of the Guidelines to meet Citywide objectives.

MOTION PASSED without unanimously by a voice vote.

D. Larchmont Zoning/Development Discussion/Mtg Update (Liz Fuller for Patty Lombard).

Ms. Fuller described that Ms. Lombard talked with the City Council Office, Larchmont Boulevard Association and others; most feel that the lawsuit against the Larchmont

Bungalow need to be resolved first. Mr. Genewick expressed that the Windsor Square Association wants to be involved when the time comes.

E. 1st/Wilton & 9th/Mansfield Cell Phone Poles Update (Liz Fuller).

[This Agenda Item was addressed after Item #4) B).] Ms. Fuller reported that T-Mobile has entered into discussions with the Bureau of Street Lighting about the possibility of installing the receivers on existing lot poles instead of installing new cell towers. T-Mobile representatives will return to our committee with an update when those talks are further along.

F. Bricks & Scones Beer & Wine CUP – 403 N. Larchmont – Status report & possible recommendation for Board action (Jinah Kim).

[This Agenda Item was addressed after Item #4) D).] Mr. Wolf noted that the Applicant was not present. Ms. Fuller noted that the Applicant didn't respond. No action was taken.

G. Yeshivath Torath Emeth Academy – 7002 W. Clinton – Status report (Lloyd Solly).

Mr. Wolf noted that the Applicant was not present. Ms. Fuller noted that the Applicant didn't respond. No action was taken.

5. New Business

A. 500 S. Lorraine remodeling (Douglas Meyer).

Mr. Wolf noted that the Applicant was not present. Ms. Fuller noted that the Applicant has not responded to information requests. There was discussion about whether or not it is appropriate for the LUC to review projects also being reviewed by our local HPOZ boards. Ms. Fuller said she will agendize that discussion, for the possible creation of a new committee policy, for our next meeting.

B. Piper's Restaurant beer & wine CUP – 222 N. Western (Alex Woo).

Mr. Wolf noted that the Applicant was not present. Ms. Fuller noted that the Applicant didn't respond. No action was taken.

C. 100 N. Sycamore Ave., 12-unit condominium conversion – (Kamran Kazemi).

Mr. Wolf noted that the Applicant was not present. Ms. Fuller noted that the Applicant didn't respond. No action was taken.

D. City Ordinance Regarding Community Care Facilities (Karen Gilman).

Ms. Gilman distributed a "Central Concerns of Inadequate Review Opportunities in Many DCP Policies" handout and reported that the Planning Department recommended that the City Council adopt the recommendations the Department will make at the October 14th Planning Commission Meeting. There was discussion regarding residential housing use issues and enforcement challenges. The Committee agreed to recommend the same action as for item number 4C, above, asking for more time in the approval process for NC review and input on this issue.

6. Committee Member Comments & Reports

A. Wireless Telecommunications Subcommittee – Revisions to proposed Board policies (Carroll, Gilman, Lombard, Kaliski, Genser, Fridman).

Ms. Gilman described some issue history and recommended that the Committee adopt the draft of a standing policy previously presented by the committee, without going into case law history as was recently proposed. Ms. Fuller said she would agendize the proposal for a vote at the next LUC meeting.

B. Hollywood Community Plan Review Subcommittee (Herman, Kaliski).

Mr. Herman requested and it was agreed to report at the next Committee Meeting.

C. Draft of Stakeholder input form for website (Fuller).

Ms. Fuller requested and it was agreed to report at the next Committee Meeting.

7. Public Comments

Stakeholder Chris Bonbright distributed a bound “Café Gratitude” “Private Placement Memorandum” and presented an “informal review” of the Café proposed for 643 N. Larchmont Blvd., a two-story renovated building just south of Melrose that “will be open in January.” They’re applying for a beer and wine CUP; “the rest is approved at all . . . levels” including “a 35-car subterranean garage.” Alcohol is “15-20% of . . . gross sales” in the company’s San Francisco Bay Area locations; “this is not a drinking . . . or party establishment.” He displayed architectural drawings and an interior materials diagram and described some of his community service background; the company “is about community participation and service.” He plans to present to other local groups; “the CUP is truly incidental.” Hours of operation, etc. will be included in the Application. Mr. Wolf recommended getting a “covenant” for exclusive use of the 35 parking spaces. Ms. Fuller recommended presenting to the LVNA and then formally presenting to the Committee before the Planning Hearing.

8. Announcements & Adjournment

Mr. Kaliski recommended Agendizing “New Business” before “Old Business.” Ms. Fuller explained that whichever of the two Items has more visiting speakers is Agendized first.

Mr. Wolf declared and the Board agreed to **ADJOURN** the Meeting at 9:57 p.m.

Respectfully submitted,
David Levin
Minutes Writer